

Worcester Planning Board
Minutes of Meeting June 19, 1991
1:00 P.M.
Room 310, City Hall

Planning Board Members Present: Frank DeFalco, Chairman
John Reynolds
George Russell
Michael Lopardo

Staff Present: Francis Donahue, BLUC
Stephen O'Neil, OPCD
Philip Hammond, OPCD
David Dunham, OPCD
Judith Stolberg, OPCD
Michael Traynor, Law Department
Michael Caforio, DPW

Chairman DeFalco convened the meeting at 1:00 P.M. Philip Hammond gave a presentation of the OPCD recommendations for the new Zoning Map (Attached). Stephen O'Neil explained to the Board that OPCD would be holding a series of informational public meetings in order to solicit public comments on the recommendations. These comments would be taken under advisement and possibly incorporated into the OPCD recommendations to the Board.

At 2:00 P.M. the Board recessed to view agenda item sites.

1. Call to Order: Chairman DeFalco called the meeting to order at 3:06 P.M.
2. Minutes of May 15 and May 22, 1991 Meetings: The minutes for the May 15 and May 22, 1991 meetings were approved.

125 Holden Street, First Presbyterian Church, Parking Plan Approval: This was a continued item from the June 5, 1991 meeting. Upon a motion by John Reynolds and seconded by Michael Lopardo, the Board voted to approve the parking plan.

3. 640 Park Avenue - Site Plan Approval: Lawrence O'Connor, representing the proponent, gave a brief presentation of the project. Upon a motion by George Russell and seconded by John Reynolds, the Board voted unanimously to approve the site plan on condition that Health Department concerns relating to sanitary sewer and drainage systems are satisfied through a dye test.
4. Oaks at Sunderland - Set Bond: DPW recommended a bond in the amount of \$179,000. George Russell asked to be excused from voting on this item because of a possible conflict of interest. Upon a motion by John Reynolds and seconded by Michael Lopardo, the Board voted 3-0-1 to set the bond for the project at \$179,000 with a completion date of November 1, 1991 and a bond expiration date of May 1, 1992.

5. Indian Hill Estates - Set Bond: Upon a motion by John Reynolds and seconded by Michael Lopardo, the Board voted unanimously to set a bond in the amount of \$14,000 with a completion date of November 11, 1991 and a bond expiration date of January 1, 1992.
6. North Pond Estates - Status Check: Daniel McCarty, of McCarty Associates, will manage completion of the project for the bond holder and outlined the plans for the completion of this subdivision. Upon a motion by John Reynolds and seconded by Michael Lopardo, the Board voted to approve the plan for completion as outlined in the June 19, 1991 letter to the Board. Upon a motion by John Reynolds and seconded by Michael Lopardo, the Board voted to have DPW determine a bond amount for completion of the project.
7. Villages of Moreland Green - Status Check: Michael Traynor explained that the City had received funds from the demand on the bond and deposited said funds in an escrow account. The City will either go out to bid to complete the work on the project or do the completion work in-house for this subdivision.
8. Wildwood Estates - Extend Bond: Upon a motion by John Reynolds and seconded by Michael Lopardo, the Board voted to extend the bond in accordance with DPW recommendations.
9. Request for Waivers, Teamsters Housing, Clark Street: Sara Campbell, P.E. from C.T. Male Associates representing the Teamsters, asked that the fees be waived for this project since they have already paid a considerable amount in fees to the ZBA for zoning relief. They also requested that the requirements for Site Plan Approval submission be waived since the project was given approval under the old site plan regulations. Upon a motion by Michael Lopardo and seconded by John Reynolds the Board voted to reduce the fee to the minimum of \$175.00 and accept the new plan as previously submitted with minor modifications.
10. Plans To Be Ratified:
 - 4374 Plan of Land on Oak Knoll, owned by Ronald & Maureen Ouillette, signed on May 31, 1991.
 - 4375 Plan of Land on Monmouth Avenue, owned by Gayle Trackerman O'Connor, signed on June 10, 1991.
 - 4376 Plan of Land on Hill Street, owned by Ernest Kangiser, signed on June 10, 1991.
 - 4377 Plan of Land on Willowbrook Lane, owned by Kevin Golden, signed on June 10, 1991.
 - 4378 Plan of Land on Cuba Road, owned by Cecile Dion, signed on June 19, 1991.
 - 4379 Plan of Land on Lorenz Street and Tylee Road, owned by David Sadowski, signed on June 19, 1991.

4380 Plan of Land on Pleasant Street, owned by Lawrence Lafayette, signed on June 19, 1991.

11. Date of Next Meeting: The Board will hold their next meetings on July 10 and July 17, 1991.

12. Any Other Business

1030 Main Street, Mental Health Center Housing, Inc. - Site Plan Approval: This item was continued from the June 5, 1991 meeting. For the proponent, Attorney Mark Donahue submitted an alternate plan increasing the parking spaces. The proponents were requesting that both plans be approved. The outcome of an appeal of the Zoning Board of Appeals variance would determine which plan would be the final plan. There was discussion concerning the legality of such a vote. Mr. Traynor said it was within the Board's pervue to make such a decision and that pending litigation would determine which plan was used for actual construction. Upon request of the proponent the Board extended the approval process time period to July 17, 1991. Upon a motion by John Reynolds and seconded by Michael Lopardo, the Board voted unanimously to approve the original ten parking space plan. Upon a motion by John Reynolds and seconded by Michael Lopardo, the Board voted to approve the amended plan with the additional parking spaces providing the plan show the location of the snow storage area, the dumpster pad and show a relocation of two (2) spaces which require backing up onto Lucian Street to another area of the site.

Scenic Heights - Jonathan Finkelstein and Andrew Liston appeared before the Board to request a bond amendment. The Board voted to amend the \$150,000 bond with a completion date of October 15, 1991.

Tatnuck Bookseller - William Picard and Lawrence Abramoff appeared before the Board to request a waiver or reduction of fees. Mr. Picard stated the building footprint would not be changed and the project was strictly renovations. They propose to add 99 parking spaces to the existing 33 spaces. The Board took no action on the request.

Public Hearings, Training Room, City Hall

1. Athens Street - Remand of Petition to Remove Portion From Official Map: The Board voted to re-consider their previous vote and re-open the public hearing. Seymour Weinstein, Attorney for George Hayek, and Jeffrey O'Connell, Title Examiner, presented testimony that Mr. Hayek is a party of interest to the original vote to remove the street from the Official Map. Rosemarie Harris, Wilfred Berio and Mr. Mastroterio spoke in favor of the original petition for removal. Michael Traynor explained the Board's responsibility was to determine from the new evidence whether the portion of Athens Street was removed from the Official Map in error because

a party of interest objected to the removal. Chairman DeFalco declared the hearing closed at 7:55 P.M.

2. Oak Avenue and Kendall Street - Site Plan Approval: Paul Barrett, representing Medical Center of Central Mass./Memorial Campus, explained the proposal would be for the construction of a facility to be used as a cancer center (oncology, hemophilia and pre-hospital testing). Robert Graham, architect for the project, explained the plan and showed a model of the project. Mr. Barrett stated that they have plans in the future to construct a 900-1,000 space parking garage to meet the demand in the area. Kirk Milton, Channing Street, voiced concerns about parking in the area and potential power outages. George Estes, 11 Channing Street, also expressed his concern about parking and increased traffic. He said the neighborhood was being lost under the weight of hospital expansion. Michael Caforio said the DPW was still reviewing the project therefore they had no comments at this time. John Reynolds said that while he thought this was a good project, he felt that the impact to the neighborhood should be addressed and perhaps the plan could be modified. He noted that the information contained in the Site Plan Approval application was lacking and could not support an informed judgement. Upon a motion by George Russell and seconded by John Reynolds, the Board voted to continue the item to the July 17, 1991 meeting so that neighborhood concerns can be addressed and DPW and Health can complete their review of the project.
3. 34 Varnum Street - Parking Plan Approval: Maureen McNally and Joan Sheary explained the plan was an expansion of an existing structure into a dance studio. Upon a motion by George Russell and seconded by John Reynolds, the Board voted unanimously to approve the parking plan.

Regular Meeting - Training Room, City Hall

1. Items of Public Interest: Athens Street - Upon a motion by John Reynolds and seconded by Michael Lopardo, the Board voted to rescind its previous action to remove Athens Street from the Official Map.
2. Adjournment: Chairman DeFalco adjourned the meeting at 9:07 P.M.

OPCD ZONING MAP RECOMMENDATIONS

1. West Boylston St./Cumberland Rd./Apthorp St.
Re-zone RL-7 to BL-1.0
2. The Summit
Re-zone RL-7 and RS-7 to BL-1.0
Re-zone ML-0.5 to BL-1.0
Re-zone RS-7 to BL-1.0
3. West Mountain Street
Adjust ML-0.5 zone line to I-190 roadway centerline
Re-zone BL-1.0 to RS-7
Re-zone ML-0.5 and MG-0.5 to RS-7 (3 locations)
Re-zone ML-0.5 to MG-0.5
Re-zone BL-1.0 and ML-0.5 to MG-0.5
4. Toronita Ave./Phoebe Way
Re-zone RL-7 to RS-7
Re-zone RS-10 to IN-S (Assumption College)
Re-zone RS-10 to RS-7
5. Shore Drive
Re-zone ML-0.5 to RS-7
6. Salisbury Street
Re-zone RS-10/RS-7 to IN-S (Assumption College)
7. West Boylston Street
Re-zone BG-3.0 to BL-1.0
Re-zone RS-7 to IN-S (Quinsigamond Community College)
Re-zone BG-3.0 to BL-1.0
8. I-190
Re-zone ML-0.5 and MG-0.5 to RS-7 (3 locations)
Re-zone ML-0.5 and MG-0.5 to MG-1.0
Re-zone MG-1.0 to RG-5 (2 locations)
Re-zone RG-5 to MG-1.0
9. Greendale Mall
Re-zone MG-2.0 to BG-3.0
10. East Mountain Street
Re-zone RS-7 and RL-7 to RG-5
Re-zone RL-7 to RS-7
Re-zone RL-7, ML-0.5 and IP-0.33 to BG-2.0
11. Lincoln Village
Re-zone RL-7 to RG-5
Re-zone BL-1.0 to BG-4.0
Re-zone RS-7 to RL-7

12. State Mutual
Re-zone RS-7 to BO-2.0 and expand BO-1.0 to BO-2.0
13. Lincoln Street/Cozy Corner
Re-zone RG-5 and RS-7 to BL-1.0
14. Worcester Airport
Re-zone RL-7, BL-1.0 and IP-0.33 to A-1
15. Tatnuck Square
Re-zone RS-7 to BL-1.0
16. West Boylston Street/Gold Star Boulevard
Re-zone MG-2.0 and MG-1.0 to BG-3.0
Re-zone RG-5 and RL-7 to BL-1.0
17. Park Ave./Sagamore Road
Re-zone RL-7 to BO-1.0
Re-zone RS-10 to BO-1.0
18. Institute Park
Re-zone RS-10 to RS-7
Re-zone RS-10, RL-7 and RG-5 to IN-S (WPI)
Re-zone RG-5 to BO-1.0
19. Grove Street/Northworks
Re-zone BO-1.0, RL-7, MG-2.0 and BG-3.0 to BG-2.0
20. Lincoln Square
Re-zone BO-1.0 to BG-6.0
21. Lincoln Street/Catherine Street
Re-zone BL-1.0 to BO-1.0
Re-zone BO-1.0 to IN-H (AdCare Hospital)
22. Lincoln Street/Green Hill Parkway
Re-zone RG-5 to BL-1.0 (2 locations)
23. Brittan Square
Re-zone RG-5 to IN-H (Medical Center of Central Mass -
Hahnemann)
Re-zone RG-5 to RL-7
24. Pleasant Street/Richmond Avenue
Re-zone RL-7 and RS-7 to BL-1.0
25. Lincoln Plaza
Re-zone BL-1.0 to BG-4.0
Re-zone BL-1.0 to RS-7
Re-zone RS-7 and RG-5 to BL-1.0

26. Plantation Street/Poor Farm Brook Area
Re-zone RL-7 to BO-2.0
Re-zone RS-7 to BG-2.0
27. Plantation Street/UMASS Area
Re-zone RS-7 to RG-5
Re-zone RS-7 to BG-2.0 (Belmont Home, Worcester State Hospital)
Re-zone RL-7 and ML-1.0 to IN-H (UMASS Medical Center)
Re-zone RS-7 to ML-0.5
28. Mill Street
Re-zone ML-1.0 to RS-7
29. Chandler Street/May Street
Re-zone RS-7 to IN-S (Worcester State College)
30. May Street/June Street/Lovell Street Area
Re-zone RS-7 to IN-H (Fallon/Fairlawn)
Re-zone RL-7 to IN-S (Clark University)
Re-zone RL-7 to BL-1.0 (2 locations)
31. Elm Park
Re-zone RS-7 and RL-7 to BL-1.0 (2 locations)
Re-zone RL-7, BO-1.0 and RG-5 to IN-S (Becker Jr. College)
Re-zone RL-7 and RG-5 to IN-S (WPI)
32. Park Avenue/Chandler Street
Re-zone ML-0.5 to BL-1.0
Re-zone ML-0.5 and MG-1.0 to BG-4.0
Re-zone MG-1.0 to BG-3.0
Re-zone RG-5, ML-2.0 and BL-1.0 to BG-3.0
33. Park Avenue/Maywood Street
Re-zone BG-3.0 to BL-1.0
34. Coes Square
Re-zone BG-3.0 to BG-2.0
35. City Hospital
Re-zone RG-5 to IN-H (Worcester City Hospital)
36. Newbury Street/Congress Alley
Re-zone BL-1.0 to RG-5
37. Downtown/Central Business District
Re-zone BG-3.0 and RG-5 to BG-6.0
Re-zone BO-1.0 to BG-6.0 (3 locations)
Re-zone RG-5 to BG-6.0
Re-zone BG-3.0 to BG-6.0
Re-zone ML-2.0 to BG-6.0
Re-zone BG-3.0 to BG-6.0
Re-zone MG-2.0 to BG-6.0 (2 locations)

38. Belmont Street
Re-zone RG-5 and BO-1.0 to BL-1.0
Re-zone RG-5 to IN-H (Medical Center of Central Mass -
Memorial
Re-zone RG-5 to BO-1.0
39. Main South
Re-zone RG-5 to BG-3.0 (2 locations))
Re-zone MG-2.0 to RG-5
Re-zone RG-5 to IN-S (Clark University)
Re-zone RG-5 to IN-S (Clark University)
40. Green Island/Water Street
Re-zone MG-2.0 to BG-4.0
Re-zone MG-2.0 to BG-3.0
41. Green Island/Crompton Park
Re-zone MG-2.0 to BG-3.0
Re-zone MG-2.0 to RG-5 (2 locations)
Re-zone MG-2.0 to BG-3.0
42. Shrewsbury Street/Mount Carmel
Re-zone RG-5 and ML-2.0 to BG-4.0
43. Shrewsbury Street/East Central Street
Re-zone ML-2.0 and MG-2.0 to BG-2.0
44. Franklin Street
Re-zone ML-1.0 to RL-7
Re-zone BL-1.0 and ML-1.0 to BG-2.0
Re-zone RL-7 to BL-1.0
Re-zone ML-1.0 to BL-1.0
45. Providence Street/Winthrop Street
Re-zone RG-5 to IN-H (St. Vincent Hospital)
46. Orient Street
Re-zone RS-7 to RL-7
47. Holmes Field
Re-zone RL-7 to RS-7
48. Grafton Street
Re-zone BG-3.0 and RL-7 to BL-1.0
Re-zone RL-7 to BL-1.0
Re-zone ML-0.5 to BL-1.0
Re-zone ML-0.5 to RL-7
49. Webster Square
Re-zone BG-3.0 to BG-2.0
Re-zone BG-3.0 to BG-4.0
Re-zone BL-1.0 to BG-2.0
Re-zone ML-0.5 to BL-1.0
Re-zone BG-3 to BL-1.0

50. Stafford St./Ludlow St./Main St.
Re-zone BL-1.0 to RL-7
Re-zone RL-7 to RS-7
51. Cambridge Street
Re-zone RG-5 and ML-2.0 to BL-1.0
Re-zone ML-1.0 to BL-1.0
52. Hope Avenue
Re-zone ML-0.5 to RS-7
53. College Hill
Re-zone RG-5 and RL-7 to IN-S (Holy Cross College)
Re-zone BL-7 to RS-7
54. Millbury Street/Route 146
Re-zone MG-1.0 to ML-2.0
Re-zone ML-1.0 to BL-1.0
Re-zone ML-0.5 to BG-2.0
Re-zone MG-1.0 to MG-2.0
Re-zone MG-1.0 to ML-2.0
Re-zone ML-0.5 to BL-1.0
Re-zone ML-0.5 to MG-0.5
Re-zone MG-0.5 to MG-2.0
Re-zone MG-1.0 to MG-2.0
55. Perkins Farm
Re-zone MG-1.0 to RS-7
Re-zone ML-0.5 to RL-7
56. South Plaza/Grafton Street
Re-zone MG-1.0 and BL-1.0 to BG-4.0
Re-zone RL-7 to BL-1.0
Re-zone RS-7 and RL-7 to BL-1.0
Re-zone MG-0.5 and ML-0.5 to BL-1.0
57. Southeast Cutoff/Route 20
Re-zone ML-0.5 to RS-7
Re-zone MG-0.5 to MG-2.0
Re-zone RL-7 to ML-0.5
58. Broad Meadow Brook/Massasoit Road
Re-zone MG-0.5, ML-0.5 and RL-7 to RS-7
Re-zone BL-1.0 to RS-7
59. Quinsigamond Village
Re-zone ML-0.5 to BG-2.0
Re-zone ML-0.5 to RS-7
Re-zone ML-0.5 to RG-5
Re-zone ML-0.5 to BL-1.0
Re-zone RS-7 to BL-1.0
Re-zone MG-0.5 to ML-0.5
Re-zone MG-0.5 to MG-2.0

NEW ZONING DISTRICTS

INSTITUTIONAL DISTRICTS

IN-S - Colleges and Universities

IN-H - Hospitals and Medical Centers

BUSINESS DISTRICTS

BG-2.0 - General Business Uses, 2:1 FAR, Residential
Uses

BG-4.0 - General Business Uses, 4:1 FAR, Residential
Uses

AIRPORT DISTRICT

A-1 - Airport District

PLANNING OVERLAY DISTRICTS

Mixed Use Development

Water Resources Protection

Airport Environs